

TABLE A - COMPONENT LISTING AND EVENT COSTS

Blueberry Community Hall

Item No.	Component Name	Component Detail or Location	Year of Install	EUL (Years)	RUL (Years)	Condition	Priority	Observation	Image	Recommendation	Time to Initial Event (Years)	Initial Event Year	Frequency to Repeat (Years)	Event Cost (2018 Dollars)	Total Opinion of Cost (20 Years)
1	Grading & Topography	The Site is generally flat	1987	100	69	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	69	2087	100	\$ -	\$ -
2	Gravel Vehicle Surfacing	South and north of the Building	1987	15	1	Poor	Medium	Rutting and depressions leading to ponding in the south parking area, and at the access driveway in the north parking lot	1	Gravel re-leveling is recommended.	1	2019	15	\$ 10,000	\$ 20,000
3	Asphalt Vehicle Paving	Entrance roadways and west parking	1987	25	1	Poor	Medium	Alligator cracking at south connection with Range Road 15. General unsealed transverse and longitudinal cracking on asphalt pavement	2	Conduct lifecycle replacement	1	2019	25	\$ 16,300	\$ 16,300
4	Traffic Barriers	Metal barriers in parking area	1987	30	21	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	21	2039	30	\$ -	\$ -
5	Concrete Pedestrian Pavement	South and north elevations of the Site Building	1987	40	9	Fair	Medium	General scaling / deterioration of concrete walkway along south end of building. Paint finishes peeling on metal handrail along south pedestrian walkway		Conduct lifecycle replacement	9	2027	40	\$ 11,200	\$ 11,200
6	Exterior Steps and Ramps	Concrete stairs on the east and south elevations. Steel rails on south stairs and walkways	1987	40	21	Good	Medium	No major damage or deficiencies to the concrete and metal elements were observed or reported during the assessment, beyond wear and tear of the railing finishes. The stair railing does not have non-climbable elements.		No action, beyond routine maintenance to the concrete stairs and handrails is expected within the next 20 years. Modifications to the handrail to include vertical, or solid non-climbable elements is recommended in the short-term.	1	2019	40	\$ 3,700	\$ 3,700
7	Exterior Steps and Ramps	Concrete stairs on the north elevation (addition)	1992	40	21	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	21	2039	40	\$ -	\$ -
8	Chain Link Fences and Gates	West site boundary and parking area	1987	40	5	Fair	Medium	Leaning sections observed throughout west side of site. Absent top rail on fence located northeast of the building at the playground.	3	Conduct lifecycle replacement of west chain link fencing. Sports field and playground fencing is out of the scope of the assessment, and no cost is included for their replacement.	5	2023	40	\$ 34,200	\$ 34,200
9	Exterior Signs	Pedestal Sign	2018	25	25	Good	N/A	The sign is in overall good condition with localized corrosion staining at base plate anchor bolts, and missing flashing or grout above/below anchor plate connections		Paint and repair signage as required as part of general maintenance. No action is expected over the next 20 years	25	2043	25	\$ -	\$ -
10	Retaining Walls	North elevation of the building	1992	40	21	Good	N/A	No major damage or deficiencies were observed or reported during the assessment.		No action is expected over the next 20 years	21	2039	40	\$ -	\$ -
11	Storm Water Collection	Overland drainage	1987	50	21	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	21	2039	50	\$ -	\$ -
12	Landscaping	Trees, shrubs, grassed areas	1987	100	21	Good	N/A	Vegetation growth next to foundation wall at southwest corner of building, is also covering building signage.	21	Remove vegetation as part of general maintenance to prevent damage to building foundations.	21	2039	100	\$ -	\$ -
13	Foundations	Concrete foundations (original building and north addition)	1987	100	69	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	69	2087	100	\$ -	\$ -
14	Slab on Grade	Original building main floor and addition basement floor	1987	100	69	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	69	2087	100	\$ -	\$ -
15	Basement Walls / Crawl Space	Concrete basement walls (north addition)	1992	100	74	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	74	2092	100	\$ -	\$ -
16	Floor Construction	Wood framing (north addition)	1992	100	74	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	74	2092	100	\$ -	\$ -
17	Roof Construction	Wood framing (original building and north addition)	1987	100	69	Fair	Medium	Contractors reported apparent gaps between structural members (i.e., incomplete contact) when performing re-roofing activities in 2017/18.		Repair gaps in roof structure. Costs are expected to fall below reporting threshold. No additional action is expected over the next 20 years.	1	2019	100	\$ -	\$ -
18	Canopies	South and west elevations	1987	50	21	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	21	2039	50	\$ -	\$ -
19	Metal Siding	Exterior elevations (original building and north addition)	1992	50	24	Good	N/A	Siding presumed to have been installed at the time of the addition, and was in overall good condition. Minor impact damage on siding along west elevation, along with minor corrosion staining along the base of the west wall. Gaps apparent around through-wall pipe penetrations	4	Repair impact damage and seal gaps as required as part of general maintenance. No action is expected over the next 20 years beyond routine maintenance.	24	2042	50	\$ -	\$ -

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20	Joint Sealers (Caulking)	Exterior elevations (original building and north addition)	1992	20	1	Poor	High	Gaps observed around several exterior through-wall pipe penetrations as well as at roof penetrations	22	Repair missing and deteriorated sealant around the building perimeter and at roof penetrations.	1	2019	20	\$ 3,000	\$ 3,000
21	Stud Back-up Wall	Exterior walls (original building and north addition)	1987	75	44	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	44	2062	75	\$ -	\$ -
22	Exterior Wall Vapor Retarders, Air Barriers, and Insulation	Exterior walls (original building and north addition)	1987	75	44	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	44	2062	75	\$ -	\$ -
23	Exterior Louvers, Grilles, and Screens	Louvers/grilles present on all exterior elevations (original building)	1987	50	21	Good	N/A	No major damage or deficiencies were observed or reported during the assessment beyond minor damage to vent covers on the north elevation.	5	Replace damaged vent covers as part of general maintenance. No action is expected over the next 20 years beyond routine maintenance.	21	2039	50	\$ -	\$ -
24	Exterior Soffits	Metal soffits (original building and north addition)	1992	50	24	Good	N/A	Soffits presumed to have been installed at the time of the addition and were in good condition overall. No major damage or deficiencies were observed or reported during the assessment beyond localized damage along the north elevation, which allow for pest ingress.		Replace damaged soffit as required as part of general maintenance. No action is expected over the next 20 years beyond routine maintenance.	24	2042	50	\$ -	\$ -
25	Steel-Framed Doors	Exterior Doors	1987	50	21	Good	N/A	The door panels were in good condition overall.	7	No action is expected over the next 20 years	21	2039	50	\$ -	\$ -
26	Steel-Framed Doors	Exterior Door Hardware	1992	50	1	Poor	Medium	Poor weather stripping noted around exterior doors as daylight was typically observed at door jambs on the building interior. Panic device on south egress doors leading from main hall does not latch completely, and on door leading from basement egress stairwell. Slide-bolt hardware observed on egress door in main floor hall.	7	Replace damaged door hardware and weather stripping.	1	2019	50	\$ 10,500	\$ 10,500
27	Roof Vapor Retarder and Insulation	Attic spaces (original building and north addition)	1987	75	44	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	44	2062	75	\$ -	\$ -
28	Sheet Metal Roofing	All roof sections	2016	40	38	Good	N/A	Daylight visible around basement flue penetration	8	Seal flue penetration as part of general maintenance. No action is expected over the next 20 years.	38	2056	40	\$ -	\$ -
29	Gutters and Downspouts	Roof perimeter (original building)	1992	30	10	Fair	Medium	Gutters and downspouts are presumed to have been installed at the time of the building addition and were in good condition overall. Damaged downspout extensions were observed around the perimeter of the building. Downspouts are typically without splash pads at points-of-discharge	9	Replace or install downspouts extensions as part of general maintenance. An allowance has been included for lifecycle replacement in the middle years of the assessment period.	10	2028	30	\$ 4,200	\$ 4,200
30	Gypsum Wall Board	Interior walls (original building and north addition)	1987	50	19	Good	Medium	Generally gypsum board walls were in good condition throughout the building. Localized areas of water-damaged gypsum board noted below vanity in the main floor men's washroom, and behind the furnace units in the main floor mechanical room.	10	Replace damaged gypsum board in the short-term. Periodic repairs are expected throughout the evaluation period, however, cost falls below reporting threshold.	19	2037	50	\$ -	\$ -
31	Tile Wall Finishes	Ceramic tile in washrooms, vestibules and kitchen areas	1987	50	21	Good	N/A	Tile in good condition overall, with localized wall tile damage noted in south egress vestibule leading from main hall		Replace damaged tiles as required as part of general maintenance. No action is expected over the next 20 years	21	2039	50	\$ -	\$ -
32	Interior Wall Painting	Throughout Building	2017	10	9	Good	Medium	No major damage or deficiencies were observed or reported during the assessment		Allowance included for periodic repainting of interior walls.	9	2027	10	\$ 25,000	\$ 50,000
33	Paint Concrete Floor Finishes	Mechanical and storage rooms	1987	10	9	Good	Medium	No major damage or deficiencies were observed or reported during the assessment		Periodic repainting of floors expected to be conducted as part of routine maintenance.	9	2027	10	\$ -	\$ -
34	Resilient Flooring	Throughout Building	1992	20	4	Fair	Medium	General seam separation and worn finish on vinyl composite tile flooring. Damaged and stained tile noted in chair storage area		Conduct lifecycle replacement	4	2022	20	\$ 74,500	\$ 74,500

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35	Gypsum Board Ceilings	Throughout Building	1987	50	19	Good	Low	Gypsum board ceilings are in generally good condition, with the exception of stained gypsum board ceiling next to kitchen exhaust hood ductwork ceiling penetration		Conduct sectional replacement of gypsum board as required as part of general maintenance. The source of staining at hood ductwork to be investigated, however, cost is expected to fall below the reporting threshold.	19	2037	50	\$ -	\$ -
36	Suspended Ceilings	Throughout Building	1992	30	12	Good	Low	Suspended ceilings are in generally good condition, with the exception of stained ceiling tile observed in the bar storage room		Replace damaged or stained tiles as required as part of general maintenance. Based on condition, replacement has been deferred to the later years of the assessment period.	12	2030	30	\$ 37,300	\$ 37,300
37	Interior Ceiling Painting	Throughout Building	2017	20	19	Good	Medium	No major damage or deficiencies were observed or reported during the assessment		Repaint gypsum board ceilings	19	2037	20	\$ 13,800	\$ 13,800
38	Fixed Partitions	Wood framed interior walls (original building and north addition)	1987	100	69	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years.	69	2087	100	\$ -	\$ -
39	Operable Partitions	Overhead Servery Screens	1987	30	6	Good	Low	No major damage or deficiencies were observed or reported during the assessment		Conduct lifecycle replacement	6	2024	30	\$ 3,000	\$ 3,000
40	Interior Firestopping	Gypsum board separations	1987	50	19	Fair	High	Incomplete gypsum board coverage on main floor mechanical room ceiling and wall of basement mechanical room. Gaps and voids around through-wall pipe penetrations in mechanical rooms	12	Repair gaps and voids in fire separations in the short-term. Cost expected to fall below reporting threshold.	1	2019	50	\$ -	\$ -
41	Swinging Doors & Hardware	Interior doors	1987	50	21	Good	N/A	Door panels in good condition, with worn finishes observed on passage doors that receive a higher degree of usage.		No action is expected over the next 20 years, beyond routine maintenance repairs.	21	2039	50	\$ -	\$ -
42	Swinging Doors & Hardware	Interior door hardware	1987	50	19	Good	High	Door hardware in good condition generally. Kick-stops commonly noted on passage doors located in a fire separation.		Remove kick-stops to maintain the integrity of the fire separations. Cost falls below reporting threshold.	1	2019	50	\$ -	\$ -
43	Fabricated Compartments (Toilets/Showers)	Main floor washrooms	1987	30	6	Good	Medium	No major damage or deficiencies were observed or reported during the assessment		Conduct lifecycle replacement	6	2024	30	\$ 7,800	\$ 7,800
44	Fabricated Compartments (Toilets/Showers)	Basement washrooms	1992	30	6	Good	Medium	No major damage or deficiencies were observed or reported during the assessment		Conduct lifecycle replacement	6	2024	30	\$ 3,900	\$ 3,900
45	Fixed Casework	Throughout Building	2003	35	20	Good	Medium	Main floor casework, and the majority of the preschool casework in good condition overall. Replacement presumed to have occurred within the past 10 to 15 years based on appearances.		Conduct lifecycle replacement in the later years of the assessment period.	20	2038	35	\$ 52,200	\$ 52,200
46	Fixed Casework	Basement	1987	35	4	Fair	Medium	Basement washroom counters and one preschool counter in fair condition overall. Chipped counter top on playschool casework. Localized staining of casework surfaces below sinks. Loose / misaligned arborite on basement washroom vanities.	13	Conduct lifecycle replacement of one playschool counter and basement washroom vanities in the early years of the assessment period.	4	2022	35	\$ 9,000	\$ 9,000
47	Hood and Ventilation Equipment	Main floor kitchen	1987	40	9	Good	Medium	Dislodged grease filter screens behind kitchen exhaust hood. No evidence of current fume hood cleaning / servicing. The hood enclosure was in good condition.		Ensure fume hood is cleaned/serviced regularly as part of general maintenance. Conduct lifecycle replacement.	9	2027	40	\$ 10,000	\$ 10,000
48	Water Supply Piping Systems	Copper piping throughout	1987	50	21	Fair	Medium	Freezing domestic water lines have been reported in the building, resulting in flooding events in the basement playschool		An allowance has been included to insulate or revise domestic water distribution lines to prevent freezing. Based on anticipated repairs, lifecycle replacement has been deferred beyond the next 20 years.	1	2019	50	\$ 5,000	\$ 5,000
49	Water Storage Tanks	Water system expansion (original building)	1987	30	3	Fair	Medium	No major damage or deficiencies were observed or reported during the assessment		Conduct lifecycle replacement. Cost falls below reporting threshold.	3	2021	30	\$ -	\$ -
50	Water Storage Tanks	Water system expansion tank (north addition)	2017	30	29	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years.	29	2047	30	\$ -	\$ -
51	Domestic Water Heaters	Main floor mechanical room	2017	20	19	Good	Medium	No major damage or deficiencies were observed or reported during the assessment		Conduct lifecycle replacement	19	2037	20	\$ 3,500	\$ 3,500

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52	Domestic Water Heaters	Basement mechanical room	1992	20	2	Fair	Medium	No major damage or deficiencies were observed or reported during the assessment		Conduct lifecycle replacement	2	2020	20	\$ 3,000	\$ 3,000
53	Waste and Vent Piping	Underground cast iron and ABS piping to an on-site septic tank	1987	50	1	Poor	Medium	Sanitary lines reported to freeze and/or become obstructed, resulting in back-ups into the building, primarily in the main floor men's washroom. Site personnel suspect corroded / collapsed sanitary lines. No prior scoping performed. Site personnel suspect that the on-site septic tank is undersized, as the tank must be emptied weekly. Considerations are being made to installing a septic field east of the building		Conduct a scoping assessment as part of general maintenance. Costs for renewal of underground services are out of the scope of this report, therefore, no cost has been included herein.	1	2019	50	\$ -	\$ -
54	Waste and Vent Piping	Interior Piping	1987	50	21	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years beyond routine maintenance.	21	2039	50	\$ -	\$ -
55	Waste Pumps	Sump pump	1992	20	6	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		Conduct lifecycle replacement	6	2024	20	\$ 3,000	\$ 3,000
56	Water Closets	Main floor men's washroom	2018	35	35	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	35	2053	35	\$ -	\$ -
57	Water Closets	Main floor women's washroom	1998	35	15	Good	Medium	No major damage or deficiencies were observed or reported during the assessment		Conduct lifecycle replacement	15	2033	35	\$ 6,000	\$ 6,000
58	Water Closets	Basement washrooms	1992	35	9	Good	Medium	No major damage or deficiencies were observed or reported during the assessment		Conduct lifecycle replacement	9	2027	35	\$ 6,000	\$ 6,000
59	Urinals	Main floor men's washroom	1987	35	4	Fair	Medium	No major damage or deficiencies were observed or reported during the assessment. One urinal appears to be recently replaced		Conduct lifecycle replacement on one original urinal. Cost falls below threshold.	4	2022	35	\$ -	\$ -
60	Urinals	Basement men's washroom	1992	35	9	Good	Medium	No major damage or deficiencies were observed or reported during the assessment		Conduct lifecycle replacement	9	2027	35	\$ 3,600	\$ 3,600
61	Lavatories	Main Floor Washrooms	2018	35	35	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	35	2053	35	\$ -	\$ -
62	Lavatories	Basement Washrooms	1992	35	4	Fair	Medium	Stained lavatory basins in basement washrooms	14	Conduct lifecycle replacement	4	2022	35	\$ 3,800	\$ 3,800
63	Sinks	Kitchen	1987	35	4	Fair	Medium	No major damage or deficiencies were observed or reported during the assessment. Staining was observed below the kitchen sink.		Conduct lifecycle replacement. Repairs to possible leaks to be conducted as part of routine maintenance	4	2022	35	\$ 3,000	\$ 3,000
64	Sinks	Playschool area	1992	35	9	Good	Medium	No major damage or deficiencies were observed or reported during the assessment		Conduct lifecycle replacement	9	2027	35	\$ 3,000	\$ 3,000
65	Gas Supply Systems	Throughout Building	1987	50	21	Good	N/A	No major damage or deficiencies were observed or reported during the assessment. Meter is likely the responsibility of the utility.		No action is expected over the next 20 years beyond sectional repairs or replacement as part of general maintenance.	21	2039	50	\$ -	\$ -
66	Furnaces	Main floor mechanical room	2017	30	29	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	29	2047	30	\$ -	\$ -
67	Furnaces	Basement mechanical room	1992	30	4	Fair	Medium	Missing filter in one of the basement furnace units. No major deficiencies reported or observed during the assessment.	15	Replace the filter as part of general maintenance. Conduct lifecycle replacement	4	2022	30	\$ 9,000	\$ 9,000
68	Exhaust Fans	Kitchen exhaust hood and general exhaust	1987	30	6	Good	Medium	Two roof mounted exhaust fans appeared to be in good condition		Conduct lifecycle replacement of the fans.	6	2024	30	\$ 5,000	\$ 5,000
69	Exhaust Fans	Main floor washrooms	1987	30	1	Poor	Medium	Exhaust fan in men's washroom on the main floor is not functional		Conduct lifecycle replacement of the fans. Cost falls below reporting threshold.	1	2019	30	\$ -	\$ -
70	Exhaust Fans	Basement washrooms	1992	30	4	Fair	Medium	No major damage or deficiencies were observed or reported during the assessment		Conduct lifecycle replacement of the fans. Cost falls below reporting threshold.	4	2022	30	\$ -	\$ -
71	Air Distribution Ductwork	Throughout Building	1987	55	24	Good	Medium	No major damage or deficiencies were observed or reported, with the exception of loose / incomplete insulation jacketing in combustion air duct in main floor mechanical room, dust build-up noted at return air grille in the chair storage area adjacent to the main hall, and perforation in ductwork in basement mechanical room	16	Clean air ducts as part of general maintenance. Repair or replace insulation as part of regular maintenance. No action is expected over the next 20 years.	24	2042	55	\$ -	\$ -
72	Exhaust Ductwork	Throughout Building	1987	55	24	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	24	2042	55	\$ -	\$ -

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73	Unit Heaters	Electric vestibule heaters	1987	30	3	Fair	Medium	No major damage or deficiencies were observed or reported during the assessment		Conduct lifecycle replacement of the electric heaters. Cost falls below reporting threshold.	3	2021	30	\$ -	\$ -
74	Electric and Electronic Controls	Basement thermostats	1987	30	4	Fair	Medium	No major damage or deficiencies were observed or reported during the assessment		Replace along with furnaces. Cost falls below threshold.	4	2022	30	\$ -	\$ -
75	Electric and Electronic Controls	EcoBee thermostat	2017	20	19	Good	Medium	No major damage or deficiencies were observed or reported during the assessment		Replace along with furnaces. Cost falls below threshold.	19	2037	20	\$ -	\$ -
76	Fire Extinguisher, Cabinets and Accessories	Throughout Building	1987	12	1	Poor	High	Generally the extinguishers appear to be replaced on an as-needed basis. Unmounted extinguisher noted in main hall (new extinguisher to be installed and is located in the kitchen). Unmounted K-type extinguisher in kitchen	19	Replace as required during routine inspections as part of general maintenance. Unmounted fire extinguishers should be mounted on wall brackets.	1	2019	12	\$ -	\$ -
77	Kitchen Hood Fire Extinguishing Systems	Main floor kitchen	1987	20	1	Poor	High	Spray head coverage within fume hood appears incomplete / limited. Certification of fume hood fire suppression system has expired		The fume hood fire suppression systems should be inspected/certified as part of general maintenance. An allowance has been included for lifecycle replacement as it has reached its EUL.	1	2019	20	\$ 6,800	\$ 6,800
78	Electrical Branch Circuit Panel Boards	Throughout Building	1987	40	9	Fair	Medium	Loose breaker slot cover in electrical sub-distribution panel in the bar room. Poor labeling observed. Fire alarm system breaker is not lockable		Replace breaker slot cover and re-type panel labels. Adjust fire alarm breaker as part of general maintenance. Conduct lifecycle replacement.	9	2027	40	\$ 12,000	\$ 12,000
79	Electrical Branch Wiring	Throughout Building	1987	50	19	Fair	High	No major damage or deficiencies were observed or reported during the assessment. However, electrical outlets located near sinks are without ground fault protection. Open panel and exposed wiring in main floor mechanical room. Damaged covers on exterior wall-mounted outlets are a concern due to proximity to sump discharge pipe	17 & 20	Install ground fault protection and repair exposed wiring and covers as part of general maintenance. Periodic repairs are expected over the next 20 years as part of routine maintenance.	1	2019	50	\$ -	\$ -
80	Lighting Accessories and Controls	Line voltage switches (throughout building)	1987	30	21	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		Replace switches as required as part of general maintenance.	21	2039	30	\$ -	\$ -
81	Interior Incandescent Fixtures	Pot lights and sconces (throughout building)	1987	30	6	Good	Medium	No major damage or deficiencies were observed or reported during the assessment		Conduct lifecycle replacement.	6	2024	30	\$ 12,000	\$ 12,000
82	Interior Fluorescent Fixtures	Fixtures with T8 & T12 lamps (throughout building)	1987	30	6	Good	Medium	Obsolete and inefficient T12 lamps remain in-use within fluorescent fixtures. Replacement with T8 lamps appears to have been ongoing		An allowance has been included for 50% replacement of the fluorescent lighting fixtures.	6	2024	30	\$ 20,000	\$ 20,000
83	Exterior Incandescent Fixtures	Exterior elevations (original building and north addition)	1987	20	1	Fair	Medium	Missing lamp in light fixture located outside of the north egress door	23	Replace fixtures as required as part of general maintenance. Cost falls below threshold.	1	2019	20	\$ -	\$ -
84	Exterior HPS Sodium Fixtures	Exterior elevations (original building and north addition)	1987	20	1	Fair	Medium	Damaged lens on wall-mounted fixture on south elevation	18	Replace fixtures as required as part of general maintenance. Cost falls below threshold.	1	2019	20	\$ -	\$ -
85	Other Exterior Fixtures	Pole-mounted Yard light	1987	30	6	Good	Medium	No major damage or deficiencies were observed or reported during the assessment	24	Replace fixtures as required as part of general maintenance. Cost falls below threshold.	6	2024	30	\$ -	\$ -
86	Emergency Lighting Battery Packs	Throughout Building	1987	20	2	Fair	Medium	Battery packs have exceeded their EUL		Conduct lifecycle replacement.	2	2020	20	\$ 6,400	\$ 6,400
87	Exit Signs	Throughout Building	1987	30	2	Fair	Medium	Exit signs have exceeded their EUL, and do not meet current code requirements		Conduct lifecycle replacement.	2	2020	30	\$ 3,500	\$ 3,500
88	Fire Detection and Alarm	Mirtone fire alarm panel	1987	25	1	Poor	High	No evidence of prior certification on fire alarm control panel. Heat / smoke detection coverage in the building appears limited / sparse.		Conduct inspection and recertification of fire alarm system. Conduct lifecycle replacement.	1	2019	25	\$ 33,500	\$ 33,500
89	Intrusion Detection Systems	Cor Security System	2016	25	23	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	23	2041	25	\$ -	\$ -
90	Telephone Systems	The building is equipped with a phone service	1987	50	21	Good	N/A	No major damage or deficiencies were observed or reported during the assessment		No action is expected over the next 20 years	21	2039	50	\$ -	\$ -
91	Public Address and Music Systems	Main hall	1987	30	5	Fair	N/A	No major damage or deficiencies were observed or reported during the assessment		Update music systems as part of general maintenance.	5	2023	30	\$ -	\$ -

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92	Hazardous Building Materials	Asbestos	1987	50	1	Poor	High	Various potential asbestos-containing materials are present (e.g. drywall joint compound, pipe thread sealant, vinyl floor tiles, suspended ceiling tiles, etc.)		Applicable occupational health and safety guidance documents and industry best practices indicate requirement for preparation of an inventory of asbestos-containing materials in the workplace. Additional requirements and timelines will depend on findings of initial assessment. Annual re-assessment may be necessary.	1	2019	50	\$ 5,000	\$ 5,000
93	Hazardous Building Materials	Poly-Chlorinated Biphenyls	1987	50	19	Good	N/A	Although unlikely based on construction date, there is a limited potential that PCBs may be present in the fluorescent light ballasts of the light fixtures observed in the original portion of the building.		No action while operational. Will require removal and disposal following appropriate guidelines when serviced or when taken out of service	19	2037	50	\$ -	\$ -
94	Hazardous Building Materials	Lead	1987	50	1	Fair	High	Lead is expected to be present in various materials (e.g. lead acid batteries in emergency exit signage, older electrical wiring/sheathing, solder on domestic water lines, etc.) and paints throughout		Assessment required prior to renovation or demolition. Preliminary assessment can be included with asbestos assessment. Incremental costs for including this task with the asbestos assessment has been included.	1	2019	50	\$ 500	\$ 500
95	Hazardous Building Materials	Urea-Formaldehyde Foam Insulation	1987	50	19	Excellent	N/A	No evidence of the application of UFFI observed		None	19	2037	50	\$ -	\$ -
96	Hazardous Building Materials	Mould	1987	50	19	Fair	N/A	Water staining observed below vanity in men's washroom on main floor, and behind furnace units in main floor mechanical room (both related to reported back-ups in sanitary line leading to outdoor septic tank)		Monitor areas and materials where water-staining was observed. If staining worsens or if active moisture is observed, the source of moisture should be identified and corrected, and the impacted building materials should be removed or cleaned	19	2037	50	\$ -	\$ -
97	Hazardous Building Materials	Mercury	1987	50	19	Good	N/A	Mercury is presumed to be present in fluorescent light tubes and thermostat switches throughout		No action while operational. Will require removal and disposal following appropriate guidelines when taken out of service	19	2037	50	\$ -	\$ -
98	Hazardous Building Materials	Ozone-Depleting Substances	1987	50	19	Good	N/A	Potentially present in various portable equipment (e.g. refrigerators)		No action while operational. Will require removal and disposal following appropriate guidelines when serviced or when taken out of service	19	2037	50	\$ -	\$ -
99	Building / Fire Code Compliance	Site Access	1987	50	19	Good	Low	Site access conforms with ABC 2014 clause 3.2.5.6.1). Potholes and ruts observed at site entrance		Re-grade gravel site entrance area as required as part of general annual maintenance. Cost allowance provided under "Gravel Vehicle Surfacing" component	19	2037	50	\$ -	\$ -
100	Building / Fire Code Compliance	Building Size and Classification	1987	50	19	N/A	N/A	3.2.2.25 Group A, Division 2, up to 3 Storeys, not more than 1600m² if facing one street. Floors, roof and all supporting structures (load bearing wall, columns and arches) required to have a 45 minute rating. Existing building area = 600m², floors roof and supporting structures are all fire rated with a 45 minute fire resistance rating therefore OK		No action required	19	2037	50	\$ -	\$ -
101	Building / Fire Code Compliance	Occupant Load	1987	50	19	N/A	N/A	Signage by Parkland County Fire Department main floor occupancy load = 450 for standing area, 450 for use with non-fixed seats, 440 for use with non-fixed seats and tables and 340 for use on licensed premises. The pre-school in the basement has a maximum capacity of 20 children.		Signage to remain in place (and reviewed by Parkland County Fire Services as noted below), no action required	19	2037	50	\$ -	\$ -

TABLE A - COMPONENT LISTING AND EVENT COSTS

Blueberry Community Hall

Item No.	Component Name	Component Detail or Location	Year of Install	EUL (Years)	RUL (Years)	Condition	Priority	Observation	Image	Recommendation	Time to Initial Event (Years)	Initial Event Year	Frequency to Repeat (Years)	Event Cost (2018 Dollars)	Total Opinion of Cost (20 Years)
102	Building / Fire Code Compliance	Fire Separations	1987	50	1	Critical	High	Mechanical room on main floor has unsealed penetrations and missing gypsum board at the ceiling and walls. Mechanical room in the basement has unsealed penetrations and missing gypsum board at the ceilings and walls. All floors, roof, load bearing walls, columns and arches are also to have a 45 minute rating.		Immediately repair unsealed penetrations and missing gypsum board at both mechanical rooms as part of routine maintenance. Penetrations around pipes and conduit to be sealed by use of fire stopping spray. Ensure that a 45 minute fire resistant rated gypsum board on all floors, roofs, load bearing walls, columns and arches is continuous (no unsealed penetrations or gaps)	1	2019	50	\$ -	\$ -
103	Building / Fire Code Compliance	Exits	1987	50	1	Critical	Medium	Minimum required aggregate widths do not appear to conform to code requirements based on maximum occupancy loads provided by Parkland County Fire Services. Storage located within the egress corridor leading to the basement exterior exit was observed.		Immediately remove storage from exit corridor in basement. Occupancy loads indicated on signage to be confirmed / reviewed by Parkland County Fire Services for conformance of existing exit widths and existing number of washroom fixtures.	1	2019	50	\$ -	\$ -
104	Building / Fire Code Compliance	Washrooms	1987	50	19	Fair	N/A	Based on the posted occupancy load provided by Parkland County Fire Services, the number of washroom fixtures provided does not meet code requirements.		Occupancy loads indicated on signage to be confirmed / reviewed by Parkland County Fire Services for conformance of existing exit widths and existing number of washroom fixtures.	19	2037	50	\$ -	\$ -
105	Building / Fire Code Compliance	Barrier-Free Accessibility	1987	50	19	Fair	Low	Entrances are without actuating devices. The washrooms on the main floor and in the basement do not meet barrier free requirements (does not have barrier free signage, grab bars are not installed, mirrors are mounted too high above floor finish, the 1500mm clear turning radius within the stall has not been provided, the door swings into the stall, there is insufficient clearance under the existing vanities, the barrier free path of travel into the washrooms and between the vanities and the stalls is not wide enough and paper towel and soap dispensers are mounted too high. No barrier free service counter is provided at the bar or the kitchen. There is no barrier free access to the basement		A barrier free lift could be added to the interior stair well in order to make the basement level barrier free accessible. A barrier free accessible counter could be added to the bar and kitchen service counters. Accessories in washrooms could be added / modified to make the washrooms slightly conform to barrier free requirements. Barrier free requirements to be reviewed with authority having jurisdiction prior to any work commencing	19	2037	50	\$ -	\$ -